

Sec. 1703-6. Special Districts



1703-6.1. Purposes

The special districts are those districts that don't easily fit within a single-family, multi-family, mixed use, commercial or Industrial district.

1703-6.2. Subdistricts

A. PR Parks and Recreational

PR intends to preserve, protect and enhance a system of public parks, parkways, greenspace, recreation areas, natural and scenic areas, and protect sensitive natural resource areas.

B. IR Institutional Residential

IR is intended to provide appropriate zoning for major institutions and support services that will allow for continuation and expansion without adverse impacts on adjacent residential neighborhoods. IR promotes the orderly development of institutional and residential land uses and establishes appropriate standards for reviewing proposals for new development of institutional uses and for expansion of existing institutional uses.

A. Purpose

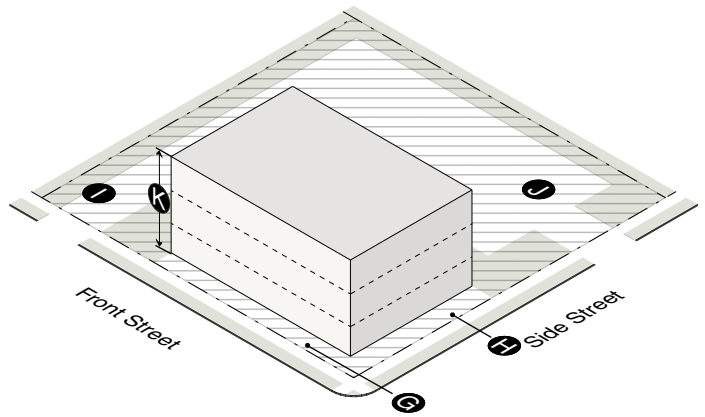
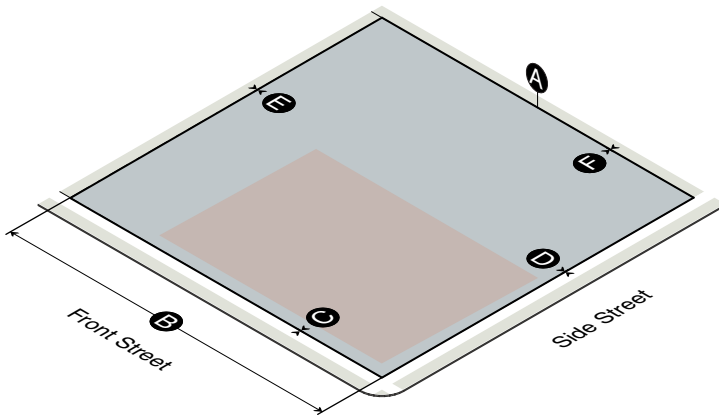
PR intends to preserve, protect and enhance a system of public parks, parkways, greenspace, recreation areas, natural and scenic areas, and protect sensitive natural resource areas.



B. General

Allowed-Permitted uses & <u>use standards</u>	Sec. 1703-9
Landscaping and buffering	Sec. 1711-2
Nonconformities	Sec. 1752-7
Parking	Sec. 1711-1
Outdoor storage and display	Sec. 1711-5
Rules of measurement	Sec. 1703-10
Signs	Sec. 1711-3
Site lighting	Sec. 1711-4
Use standards	Sec. 1703-10

1703-6.3. PR Parks and Recreational



C. Lot

Lot Dimensions		
Lot area	0 SF min.	A
Lot width	0' min.	B

D. Placement

Building Setbacks		
Front street	0' min.	C
Side street	0' min.	D
Side interior	0' min.	E
Rear	0' min.	F

E. Parking

Location of Parking		
Front yard	Permitted	G
Corner yard	Permitted	H
Side yard	Permitted	I
Rear yard	Permitted	J

F. Height

Building Height		
Principal building	35' max.	K

G. Signs

Signs located in any PR district shall conform with the following regulations, with section 1711-3, Signs, and with Chapter 718, Revocable Street Privileges, of the Municipal Code.

1. Outdoor Scoreboards

Outdoor scoreboards shall be treated as wall or freestanding signs and are also subject to the following regulations:

- a. Scoreboards are signs designed to provide game information to spectators at athletic events that may or may not contain limited advertising messages or public service announcements.

- b. Scoreboards shall be designed solely for view from the spectator areas at a school, park or other public or private athletic complex and shall not exceed 120 square feet.
- c. Scoreboards can be illuminated, but shall not contain flashing or animated elements unless approved by the Director or his/her designee and are adequately screened from abutting streets and properties.
- d. Sponsored scoreboards are permitted, provided the sponsorship/advertising area does not exceed 25% of the face of the scoreboard.

1703-6.4. IR Institutional Residential

A. Purpose

IR is intended to provide appropriate zoning for major institutions and support services that will allow for continuation and expansion without adverse impacts on adjacent residential neighborhoods. IR promotes the orderly development of institutional and residential land uses and establishes appropriate standards for reviewing proposals for new development of institutional uses and for expansion of existing institutional uses.



B. General

~~Allowed-Permitted~~ uses & use
standards

Sec. 1703-9

Landscaping and buffering

Sec. 1711-2

Nonconformities

Sec. 1752-7

Parking

Sec. 1711-1

Outdoor storage and display

Sec. 1711-5

Rules of measurement

Sec. 1703-10

Signs

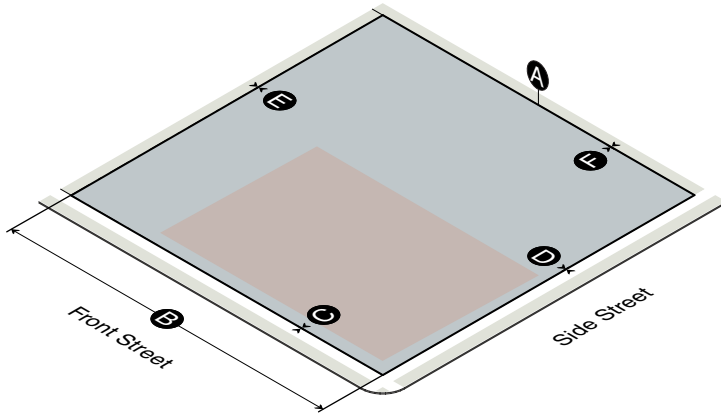
Sec. 1711-3

Site lighting

Sec. 1711-4

~~Use standards~~

~~Sec. 1703-10~~

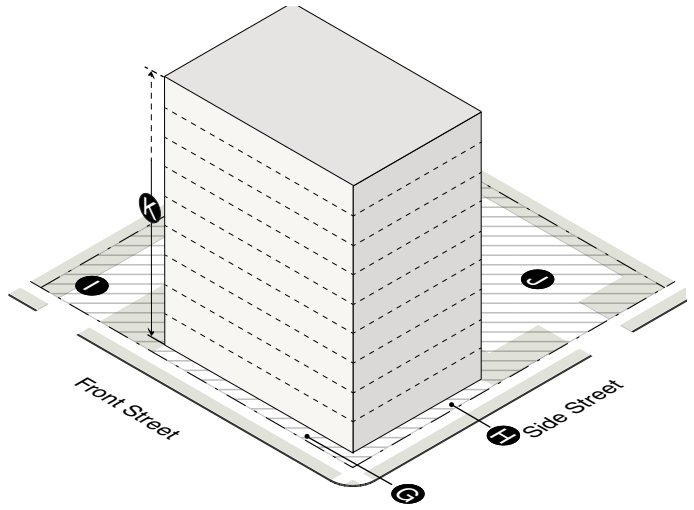


C. Lot

Lot Dimensions		
Lot area	0 SF min.	A
Lot width	0' min.	B

D. Placement

Building Setbacks		
Front street	0' min.	C
Side street	0' min.	D
Side interior	0' min.	E
Rear	0' min.	F



E. Parking

Location of Parking		
Front yard	Permitted	G
Corner yard	Permitted	H
Side yard	Permitted	I
Rear yard	Permitted	J

F. Height

Building Height		
All buildings/structures	200' max.	K

G. Truck Docks; Loading and Service Areas

Truck docks, loading and service areas are not permitted within 50 feet of a residential district boundary and are not permitted to be used between 10 PM and 7 AM on weekdays and between 11 PM and 7 AM on weekends. These facilities must be located at the side of buildings or in the rear of the site and screened so as not to be visible from public streets.

H. Institutional Buffer Yard Plan

The development of colleges, hospitals, schools and commercial laboratories, ~~in an Institutional Residential District and any of the accessory uses permitted or conditionally permitted in an IR district, as listed in table set forth at Section 1703-9.3,~~ must be in accordance with an approved Institutional Buffer Yard Plan.

1. Purpose

- a. The Institutional Buffer Yard Plan is intended to foster the appropriate growth of colleges, hospitals, schools, commercial laboratories, ~~and any of the accessory uses permitted or conditionally permitted in an IR district, as listed in table set forth at Section 1703-9.3.~~
- b. The purpose of the buffer yard regulations is to require building setbacks and landscaping in a park-like setting to provide a transition from the scale of institutions to the scale of the surrounding residential neighborhood and to address conditions sometimes associated with intense institutional land uses.

2. When Required

- a. Buffer yards must be provided whenever a new institution facility is constructed or expanded. ~~New facilities include any new building, the addition of more than 2,500 square feet of gross floor area to an~~

~~existing building, parking garage or deck or expansion thereof, or an existing building whose use is changed to a use listed in (a) above.~~

- b. ~~New facilities include any new building, addition of more than 2,500 square feet of gross floor area to an existing building, parking garage or deck or expansion thereof, or an existing building whose use is changed to a use listed in subsection 1. above.~~
- c. When the entire new facility is more than 200 feet from any district boundary line, a buffer yard is not required.

3. Buffer Yard Plan

- a. On the first occasion that an institution provides a buffer yard pursuant to the requirements of this section, the institution must file a buffer yard plan with the Director ~~of Buildings and Inspections, who has the discretion to approve, reject, or condition their approval of the plan.~~
- b. The plan must show all property within the IR District under control of the institution, the location of all buildings and paved areas for all parts of the institution property within 200 feet of a residential district that abuts the IR District.
- c. The plan must show the location of all buffer yards required by this section.

4. Buffer Yard Location

- a. Buffer yards must be provided at all points on the perimeter of an IR District where the IR District abuts a Residential District.
- b. ~~Buffer yards are not required, however, at any point where the new facility is obscured by an existing building when viewed by a person standing at grade on the boundary~~

~~between the IR District and the residential district or where the boundary is more than 200 feet from the new facility.~~

5. Required Buffer Yard Depth

- a. Buffer yards must be provided to a depth from the perimeter of the property a distance equal to one-sixth the height of the building or addition plus 25 feet when abutting a Residential District.
- b. An institution may designate additional depth to a required buffer yard in order to satisfy the standards over the expanded area.

I. Institutional Buffer Yard Standards

Buffer yards must meet the following standards:

1. Plant Material

- a. Buffer yards must contain plant materials such as trees, grass, flowers, shrubs and ground cover over at least 55% of the buffer yard area.
- b. The area beneath any building or parking lot that was constructed prior to the designation of the IR District in which the institution is located may be excluded in the calculation of the percentage under this paragraph.

2. Trees

Buffer yards must contain at least one shade or ornamental tree of at least 3-inch caliper for every 20 linear feet of buffer yard, measured along the property line, with no more than 50 feet between trees.

3. New Structures Prohibited

New buildings, fences other than protective railings required by the Cincinnati Building Code, walls other than retaining walls, parking lots or loading areas may not be located in any buffer yard.

4. Walls

Retaining walls must be faced with stone or maintained with plant material appropriate to a park-like setting.

5. Waste Collection

Garbage, trash or recycling containers or facilities may not be located in any buffer yard. At the time of the establishment of a buffer yard, any existing garbage, trash or recycling containers or facilities must be removed. This prohibition on trash containers does not extend to trash receptacles located along walkways or in plazas intended for use by pedestrians.

6. Underground Parking

Buffer yards may contain underground parking garages, utility services and other accessory structures when approved by the Director as a conditional use, if located entirely below grade and the surface is restored to park-like appearance with plantings.

7. Landscape Maintenance

All required trees and plants must be maintained in a healthy condition and replaced if damaged or destroyed. Further, all buffer yards must be maintained in good condition and kept free of debris.

J. Sign Standards

Signs in IR must comply with the following:

1. Internal Signs

The following permitted signs, not intended for view from beyond the premises of the institution, are subject to the following standards:

a. Ground Signs

- i. Maximum Area Per Sign Face: 24 square feet
- ii. Maximum Number of Sign Faces: 2

- iii. Maximum Number: One per building
- iv. Maximum Sign Height: 6 feet
- v. Maximum Sign Width: 12 feet
- vi. Minimum Sign Setback: N/A
- vii. Illumination Permitted: External or internal

b. Wall Signs Indicating the Name of the Institution and Other Information

- i. Maximum Area Per Sign Face: 24 square feet
- ii. Maximum Number of Sign Faces: 1
- iii. Maximum Number: 2 per building
- iv. Maximum Sign Height: 20 feet above the average grade of the wall
- v. Maximum Sign Width: None
- vi. Minimum Sign Setback: None
- vii. Illumination Permitted: External or Internal. If internally illuminated, the background of the sign shall be opaque and the letters light emitting.

c. Marquee, Canopy, or Awning Signs

- i. Maximum Area Per Sign Face: 24 square feet
- ii. Maximum Number of Sign Faces: 1
- iii. Maximum Number: One per building
- iv. Maximum Sign Height: None
- v. Maximum Sign Width: None
- vi. Minimum Sign Setback: None
- vii. Illumination Permitted: External or internal

d. Ground or Wall Signs Directing the Way to Hospital Emergency Facilities

- i. Maximum Area Per Sign Face: 20 square feet
- ii. Maximum Number of Sign Faces: 2

- iii. Maximum Number: 2 per building
- iv. Maximum Sign Height: None
- v. Maximum Sign Width: None
- vi. Minimum Sign Setback: None
- vii. Illumination: External or Internal. If internally illuminated, the background of the sign shall be opaque and the letters light emitting.

e. Changeable Copy Signs

Changeable Copy Signs may be erected as a ground or wall sign only and must comply with the following:

- i. Maximum Area Per Sign Face: 24 square feet
- ii. Maximum Number of Sign Faces: 2
- iii. Maximum Number: 1 per building
- iv. Maximum Sign Height: Ground Sign: 6 feet; Wall Signs: 20 feet above the average grade of the wall
- v. Maximum Sign Width: None
- vi. Minimum Sign Setback: None
- vii. Illumination Permitted: External or internal. If internally illuminated, the background of the sign shall be opaque and the letters light emitting.

f. Instructional Signs

Instructional signs may be erected as a ground or wall sign only and must comply with the following:

- i. Maximum Area Per Sign Face: 12 square feet
- ii. Maximum Number of Sign Faces: 2
- iii. Maximum Number: 6 per building
- iv. Maximum Sign Height: 6 feet
- v. Maximum Sign Width: None
- vi. Minimum Sign Setback: None

- vii. Illumination Permitted: External or internal. If internally illuminated, the background of the sign shall be opaque and the letters light emitting.

2. External Signs

The following permitted signs, that are intended to be seen from beyond the premises of the institution and are located within 200 feet of an SF or RM District, are subject to the following standards:

a. Ground Signs

Ground Signs indicating the name of the institution and other information:

- i. Maximum Area per Sign Face: 72 square feet
- ii. Maximum Number of Faces: 2
- iii. Maximum Number: One for every public street frontage on the perimeter of the institution.
- iv. Maximum Sign Height: 16 feet
- v. Maximum Letter Height: N/A
- vi. Maximum Sign Width: N/A
- vii. Maximum Sign Setback: Twice the sign height
- viii. Illumination Permitted: External or internal. If internally illuminated, the background of the sign must be opaque and the letters light emitting.

b. Wall Signs

Wall Signs indicating the name of the institution and other information:

- i. Maximum Area Per Sign Face: One-half square feet for each foot of wall width, not to exceed 50 square feet
- ii. Maximum Number of Sign Faces: 1
- iii. Maximum Number: One per building.

- iv. Maximum Sign Height: 20 feet above the average grade of the wall.
- v. Maximum Sign Width: N/A
- vi. Minimum Sign Setback: N/A
- vii. Illumination Permitted: External or internal

3. Building Identification Signs

Building identification signs that are intended to be seen from beyond the site must be erected as wall signs and meet the following standards:

- a. Maximum Display Area: 250 square feet for every sign face.
- b. Placement: Within 20 feet of the top of the wall and shall not project above the roof line. (See Sec. 1711-3, Signs).
- c. Maximum Number On a Single Building: One per external wall and a maximum of four per building.
- d. Maximum Number for Each IR Campus: 4